WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT E. EARHEART, JR. (NAME)	FRANKLIN AMERICAN MORTGAGE (NAME)	MAP 63-4
108 LEGION DRIVE (ADDRESS)	501 CORPORATE CENTRE DR. STE 400 (ADDRESS)	PARCEL 23
OLD HICKORY, TENNESSEE 37138 (CITY) (STATE) (ZIP)	FRANKLIN, TENNESSEE 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTOPHER W. STEWARD AND WIFE, SHERRY ORR STEWARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. EARHEART, JR., UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:
Beginning at a new iron pin, being South 62 degrees 56 minutes 58 seconds East, 64.89 feet from the northeast corner of the H. D. Tayes property, as shown in Deed Book 2453, page 410, Register's Office for Davidson County, Tennessee, being the northeast corner of Tract 1, in the southern margin of Legion Drive, the northwest corner of this tract, thence along the southern margin of Legion Drive, South 62 degrees 56 minutes 58 seconds East, 45.36 feet to a new iron pin, the most north-northwest corner of Tract 3; thence along the line with tract 3, along a curve with a radius of 25.00 feet, an arc length of 40.69 feet, and a chord being South 16 degrees 19 minutes 33 seconds East, 36.34 feet to a point; thence continuing along the line with Tract 3, South 30 degrees 17 minutes 52 seconds West, 117.74 feet to a new iron pin; thence continuing along the line with Tract 3, North 59 degrees 42 minutes 08 seconds West 49.72 feet to a new iron pin, the Southeast corner of Tract 1; thence along the line with Tract 1, North 21 degrees 22 minutes 53 seconds East, 141.85 feet to the beginning. Surveyed by Burns and Associates, Inc., Tennessee License No. 1053, dated May 17, 1999.

Being a part of the same property conveyed to Christopher W. Steward by deed of record in Book 9848, page 797, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 108 LEGION DRIVE, OLD HICKORY, TENNESSEE 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 18th day of May 19 99

Christopher W. Steward
CHRISTOPHER W. STEWARD

Sherry Orr Steward
SHERRY ORR STEWARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTOPHER W. STEWARD AND WIFE, SHERRY ORR STEWARD

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 18th day of May, 19 99.

Commission expires January 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

99 MAY 25 PM 1:52

059090

RECEIVED FOR REFERENCE

REGISTER
COUNTY, TN.

05/25 0101 03CHECK 307.00
0445

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11493 PG. 80

0591090

IDENTIFICATION REFERENCE

99MAY 25 PM 1:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

05/25/99 01 13:56 0001 0445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465032